

HPC RESOLUTION NO. 18-XXX

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING A MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9690-2018) TO DEMOLISH AN EXISTING 323 SQUARE FOOT GARAGE AND ALLOW A 975 SQUARE FOOT ADDITION TO A CONTRIBUTING SINGLE-FAMILY RESIDENCE AND A NEW 400 SQUARE FEET GARAGE ATTACHED TO A NEW 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT LOCATED AT 522 SAN FRANCISCO AVENUE IN THE LINCOLN PARK HISTORIC DISTRICT.

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, the subject property is a contributing structure, located within the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council on May 4, 1998 (APN: 8337-011-010);

WHEREAS, the applicant/owner, Jessica Pan, has submitted a Major Certificate of Appropriateness (MAJCOA 9690-2018) to allow demolition of an existing garage, addition to an existing residence, and construction of a new garage attached to an accessory dwelling unit located at 522 San Francisco Avenue;

WHEREAS, demolition to the garage, addition to primary building, and addition of a new garage within a designated historic district requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

WHEREAS, per SB 1069 and SB 299, the review of accessory dwelling units (ADU) are limited to ministerial actions and is therefore not part of this project;

WHEREAS, the demolition and addition are located in the rear part of the subject property;

WHEREAS, the Historic Preservation Commission must make findings as described in Section .5809-13.F.6 of the Zoning Ordinance to approve a Major Certificate of Appropriateness for major alterations on a property located in a historic district;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on September 5, 2018, concerning the requested Major Certificate of Appropriateness (MAJCOA 9690-2018); and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. The Historic Preservation Commission hereby determines that, Pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 3 (New Construction of Small Structures), Section 15303 Categorical Exemption per Section 15303 (a).

SECTION 2. Section .5809-13.F.6 of the Zoning Ordinance requires the Historic Preservation Commission to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

- a. *The proposed change will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The demolition and new construction will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located because the architectural style of the proposed addition is consistent with the architectural style of the existing residence. Careful consideration has been given to relocate the existing garage. However, there was no feasible option for the relocation of the garage due to the water and foundation damage of the existing garage. The new roofs will match the pitch of the existing roof, new siding will match existing siding, and proposed new windows and doors, as conditioned, will be consistent in proportion, operation, material, and detailing with those found on the existing residence. Architectural details of exposed rafters underneath the eaves of the roof of the existing home will also be added to the addition and garage as conditioned.

- b. *The proposed change is compatible in architectural style with the existing adjacent contributing structures in an historic district.*

The proposed work is consistent in material, architectural style, and color to the existing residence and therefore will not detract from the adjacent contributing structures in the Lincoln Park Historic District. The project will remain a single story property. The exterior of the home will maintain its exterior siding and provide exposed rafters underneath the eaves of the roof; roof will be of same pitch and material, and windows and doors will be of same proportion and material as the existing home. Moreover, the addition will be constructed at the rear of the property, partially hidden from public street view.

- c. *The proposed change is consistent with the architectural style of the building as specified in Section .5809-13 F 5 of the Zoning Ordinance.*

The proposed project, as conditioned, is consistent with the architectural style of the main building as specified in Section .5809-13.F.5 of the Zoning Ordinance. The addition includes a new roof matching the pitch of the existing roof and also consists of siding consistent with the existing siding. In addition, the windows and doors are conditioned to

be compatible in proportion and installed with the same material and detailing as the existing windows and doors. Exposed rafters underneath the eaves of roof are also conditioned to maintain the architectural style of the building.

- d. *The scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.*

The style of the proposed addition, as conditioned, will match the existing residence in terms of roof shape, architectural details, material and proportion of windows and doors, and exterior facade. The project is compatible with adjacent structures and will not negatively impact the architectural style of the adjacent structures.

- e. *In case of demolition, the applicant must show that demolition of the subject structure(s) will not adversely affect a cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

Applicant has looked at various options to see if it is feasible to relocate the garage as a practical alternative to demolition. Unfortunately, this option is not feasible due to the water and foundation damage to the garage. Demolition is also necessary to provide access to the accessory dwelling unit and new garage.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 9690-2018) for a garage demolition, 975 square foot addition to an existing single family residence, and 400 square foot garage (attached to a new ADU) with the following conditions:

1. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the plans approved by the Historic Preservation Commission on September 5, 2018, in accordance with the revisions and/or additional conditions specifically required in this resolution of approval.
2. This approval shall lapse and become void if the privileged authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within four (4) years from the date of approval (September 5, 2022).
3. Within four (4) years from the date of approval, plans shall be submitted into the Building and Safety Division for plan check review for the demolition, addition, and construction of new garage.
4. The applicant shall include copies of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to plan check submittal.

5. In the event that conditions imposed by the Historic Preservation Commission are inconsistent with provisions of the California Code of Regulations, Title 24 (also known as the California Building Standards Code) or any uniform construction code applicable within this jurisdiction, such conditions of the Historic Preservation Commission shall be waived in favor of such code.
6. The windows and doors shall be installed with similar material (wood) and remain in proportion to the existing building. The applicant shall submit a revised window and door schedule to the Planning Division prior to the issuance of building permits.
7. Prior to the issuance of building permits, applicant shall submit window specifications and trim details demonstrating that all proposed windows are consistent with the original windows on the residence, to be reviewed and approved by the Development Services Manager.
8. New exterior siding shall be consistent in style and appearance with the existing structure.
9. Addition of the garage shall maintain the rhythmic architectural detail of the existing structure by including exposed rafters underneath the roof eaves.
10. Vents on the new construction shall be compatible with the venting in the existing structure.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 5TH DAY OF SEPTEMBER, 2018.

DEBRA MARTIN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

MARIO SUAREZ, AICP
HISTORIC PRESERVATION COMMISSION SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:

NOES:

ABSTAIN:

ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure 1094.6.